

**City of Eau Claire
Plan Commission Minutes
Meeting of November 30, 2015**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Granlund, Pederson, Radabaugh, Seymour, Weld
Ms. Ebert

Staff Present: Messrs. Tufte, Ivory, Genskow, Petrie

The meeting was chaired by Mr. Weld.

1. REZONING (Z-1569-15) – C-3P to R-3P, Bullis Farm Road

Mr. Radabaugh left his seat.

Mr. Tufte presented a request to rezone property from C-3P to R-3P on Bullis Farm Road. The preliminary site plan shows two 47-unit apartments on approximately 5.8 acres. The proposed three-story building will have underground parking and surface parking. The final site plan approval will need to be approved at a later date. The comprehensive plan shows this site as being appropriate for commercial development with medium-density residential development to the north. Two letters of support have been submitted to the City.

Applicant, Ryan Erickson with Commonweal Development stated this is an appropriate use along Bullis Farm Road. He noted that the project will be high-end apartments, with one or two bedrooms and constructed in two phases. They plan to start construction of one building in the spring of 2016.

Brian Nodolf, 526 Water Street, on behalf of the owners of Lotus Spa, opposed the rezoning because this area is a business park, rather than a residential neighborhood. He noted that his client was the first tenant within the development and the proposed apartments were not in the master plan on the development. The apartments are high intense use and believe this would devalue the existing commercial area. He stated his client would like to postpone the rezoning for further review.

Miriam Gehler, with Marshfield Clinic, opposed the rezoning because of concerns with traffic from the new apartments and she noted that commercial uses are more appropriate for this area.

Stuart Schaefer with Commonweal Development stated the land was developed approximately 15 years ago and the area has an oversupply of commercial land. He stated that mixed use areas are becoming more desirable with commercial and residential located near each other. In addition, the building has been moved further away from the existing commercial and a buffer landscape would remain.

Ms. Ebert asked if this property could be developed into a mixed use building. Mr. Schaefer stated that this site was not suitable, and would create more traffic and parking problems.

Mr. Seymour moved to recommend approval of the rezoning with conditions of the staff report. Seconded by Mr. Pederson.

Mr. Pederson moved to postpone recommendation. Seconded by Ms. Ebert and the motion carried.

2. **REZONING (Z-1570-15) – Code Amendment, Wall Signs**

Mr. Radabaugh rejoined the meeting.

Mr. Ivory presented a wall sign code amendment relating to the use of logos and sign cabinets in relation with building signs using individual letters. The current code states a logo must be placed within 8 inches of the main portion of the sign for the logo and the sign to be considered one sign. If spaced further than 8 inches, then each would be considered separate signs. The proposed amendment would use the letter height of the sign as the maximum spacing distance for a logo.

No one spoke during the public hearing.

Mr. Pederson moved to approve the code amendment. Seconded by Mr. Granlund and the motion carried.

3. **SITE PLAN (SP-1550) – Oakwood Business Park Signs**

Mr. Radabaugh left his seat.

Mr. Ivory presented a request to amend the final implementation plan for the Oakwood Business Park to approve two development identification signs. The Commission can approve a development identification sign(s) for a subdivision in an office park, business park, industrial park or planned development. For mixed use development or commercial developments, signs can be up to 100 square feet in size, 15 feet in height with a 20 feet minimum setback. The first proposed sign will be located on the southwest corner of Keystone Crossing and Bullis Farm Road. The second proposed sign will be located at the southwest corner of Keystone Crossing and Commonwealth Avenue.

Applicant, Ryan Erickson with Commonweal Development, spoke in support of the new signs.

Mr. Granlund moved to approve the site plan subject to the conditions of the staff report. Seconded by Mr. Seymour and the motion carried.

4. **DISCUSSION/DIRECTION**

Mr. Radabaugh rejoined the meeting.

A. **Health Department – Rental Regulations Inspection**

Ms. Gallagher with the Health Department explained that the City of Eau Claire Comprehensive Plan directed staff to consider a program that would require all rental

housing to be registered and inspected on a periodic basis. She noted an advisory committee of stakeholders will discuss local data, potential program and outcome goals. The Health Department is considering input from the Commission for the program and who should be involved.

Ms. Ebert stated that landlords and property management companies should be involved.

Mr. Pederson stated some tenants, especially college students should be involved and a summary from the meetings should be provided to the Commission.

Mr. Weld stated realtors and the east side neighborhood should be involved with the process.

Commissioners agreed that the program should be helpful for the community.

B. Proposed Landmarks Designation – 1300 1st Avenue

Mr. Ivory stated that the Landmarks Commission will be considering a local landmark designation of the property located at 1300 1st Avenue. The owner of the property was contacted by the Commission and is supportive of the designation. This is the former Parks and Recreation building.

C. Neighborhood Revitalization Task Force – Plan Commission Members

Mr. Tufte went over a list of individuals that have agreed to be on the task force. He noted that the first three meeting agendas have been set with speakers. Each of the speakers will have approximately 15 minutes for a presentation and afterwards will have an open discussion. The fourth and fifth meetings will be used to discuss possible programs or other approaches the City should consider based on the information learned.

D. Code Compliance Items

None.

E. Future Agenda Items

None.

F. Additions or Corrections to Minutes

None.

5. MINUTES

The minutes of the meeting of November 16, 2015 were approved.



Jamie Radabaugh, Secretary